



SAMUEL WOOD

Quacker Cottage, 8 Pinkham, Cleobury Mortimer, Kidderminster, DY14 8QE

Offers In The Region Of £385,000



Quacker Cottage, 8 Pinkham

Cleobury Mortimer, Kidderminster, DY14 8QE



- 3 Double Bedrooms
- Beautifully Maintained Garden
- Driveway Parking
- 2 Reception Rooms
- Character Features
- Viewing Recommended

Conveniently positioned just a short walk from the heart of Cleobury Mortimer's town centre, this charming and deceptively spacious three-bedroom end-of-terrace cottage offering beautifully presented accommodation, generous living space and delightful mature gardens. Combining character and practicality, this attractive home enjoys a tucked-away position whilst remaining within easy reach of the town's excellent range of amenities, making it an ideal choice for families, professional couples or those seeking a well-connected home with a lovely garden to enjoy.

The accommodation begins with a welcoming living room which enjoys an open-plan aspect through to an adjoining sitting room, creating a wonderfully sociable and versatile living space with a fitted wood burner and gas fire. A door then leads into the spacious kitchen/dining room, which forms the heart of the home and provides ample space for everyday family life with a range of matching units.

Complementing the kitchen is a useful utility room and separate cloakroom/WC. The ground floor further benefits from a dedicated dining room, offering additional reception space, together with a practical rear entrance boot room, ideal for muddy boots, outdoor clothing and gardening equipment.

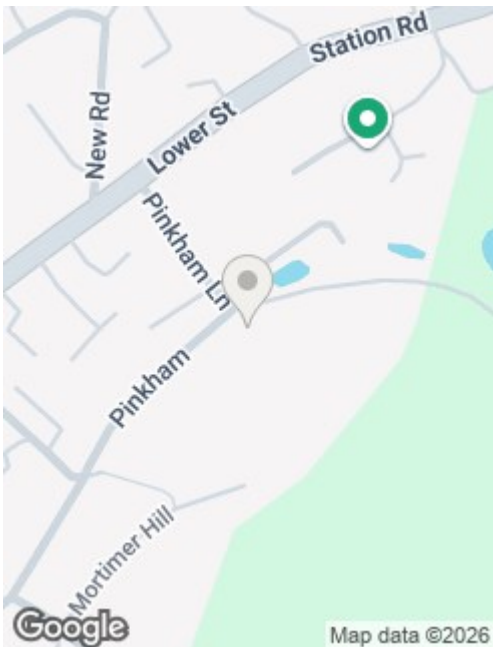
Stairs rise to the first-floor landing, which provides access to three generously proportioned double bedrooms, an airing cupboard and a family bathroom fitted with a white suite and separate shower enclosure.

Externally, the property continues to impress. To the front, there is driveway parking for two vehicles alongside a pleasant garden area and access to the cellar, providing valuable storage space.

The rear garden is a particular feature of the property and has been lovingly maintained to create a wonderful outdoor retreat. Immediately adjoining the house is an attractive seating area, perfect for outdoor dining and entertaining. Steps rise to a well-kept lawn surrounded by an array of raised beds stocked with mature shrubs, flowering plants and seasonal colour. A greenhouse, complete with automatic opening windows, will appeal to keen gardeners, along with a lovely wildlife pond and at the top of the garden a further seating area provides a peaceful spot to relax and enjoy the surroundings.







Directions

We understand that the property has oil heating, mains electric, water and drainage. Woodburning stove in the living room. Windows are double glazed.

Broadband Speed: Between 21 and 1800 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the Ludlow office on 01584 875207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader on 07974 015 764.







Total floor area: 176.8 sq.m. (1,903 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

Tel: 01584 875207 | ludlow@samuelwood.co.uk